

DRY LAND APPROVED JURISDICTIONAL DETERMINATION FORM¹
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): April 13, 2022

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: CEMVR-RD-2022-0533: Lex Weinberg

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Iowa County/parish/borough: Woodbury City: Sioux City
Center coordinates of site (lat/long in degree decimal format): Lat. 42.3589 °, Long. -96.3589 °
Universal Transverse Mercator: 15
Name of nearest waterbody: Missouri River
Name of watershed or Hydrologic Unit Code (HUC): 10230001

- Check if map/diagram of review area is available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date: April 8, 2022
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are **no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are **no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

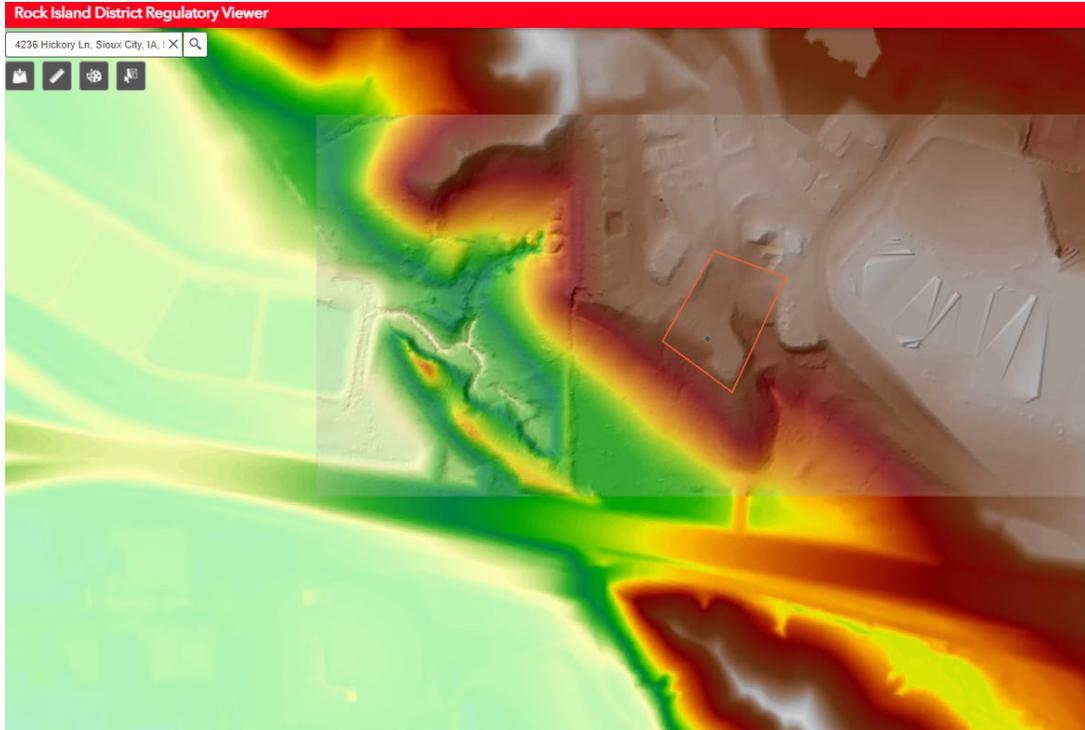
SECTION III: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Centennial Mortgage
 Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 Office concurs with data sheets/delineation report.
 Office does not concur with data sheets/delineation report.
 Data sheets prepared by the Corps:
 U.S. Geological Survey Hydrologic Atlas:
 USGS NHD data.
 USGS 8 and 12 digit HUC maps.
 U.S. Geological Survey map(s). Cite scale & quad name: Google Earth Layer
 USDA Natural Resources Conservation Service Soil Survey. Citation: Google Earth Layer
 National wetlands inventory map(s). Cite name: Google Earth Layer
 State/Local wetland inventory map(s):
 FEMA/FIRM maps:
 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
 Photographs: Aerial (Name & Date): Google Earth
 or Other (Name & Date): Aerial Site Photos
 Previous determination(s). File no. and date of response letter:
 Applicable/supporting case law:
 Applicable/supporting scientific literature:
 Other information (please specify): LiDAR and Oblique Image from Beacon

B. REQUIRED ADDITIONAL COMMENTS TO SUPPORT JD. EXPLAIN RATIONALE FOR DETERMINATION THAT THE REVIEW AREA ONLY INCLUDES DRY LAND: Without more detailed site photos and without a delineation I am led to believe this area is non-wetland based on the image reviewed and provided. However, as the area is a concave area next to an asphalt/concrete parking lot it may be subject to ponding during high rain events. Based on the information reviewed the area may be considered an ephemeral drainage area constructed in uplands to drain uplands and that does not carry a relatively permanent flow. Per the current regulations, the 86 reg's and including the Rapanos and SWANCC guidance, these categories of waters are not considered jurisdictional.

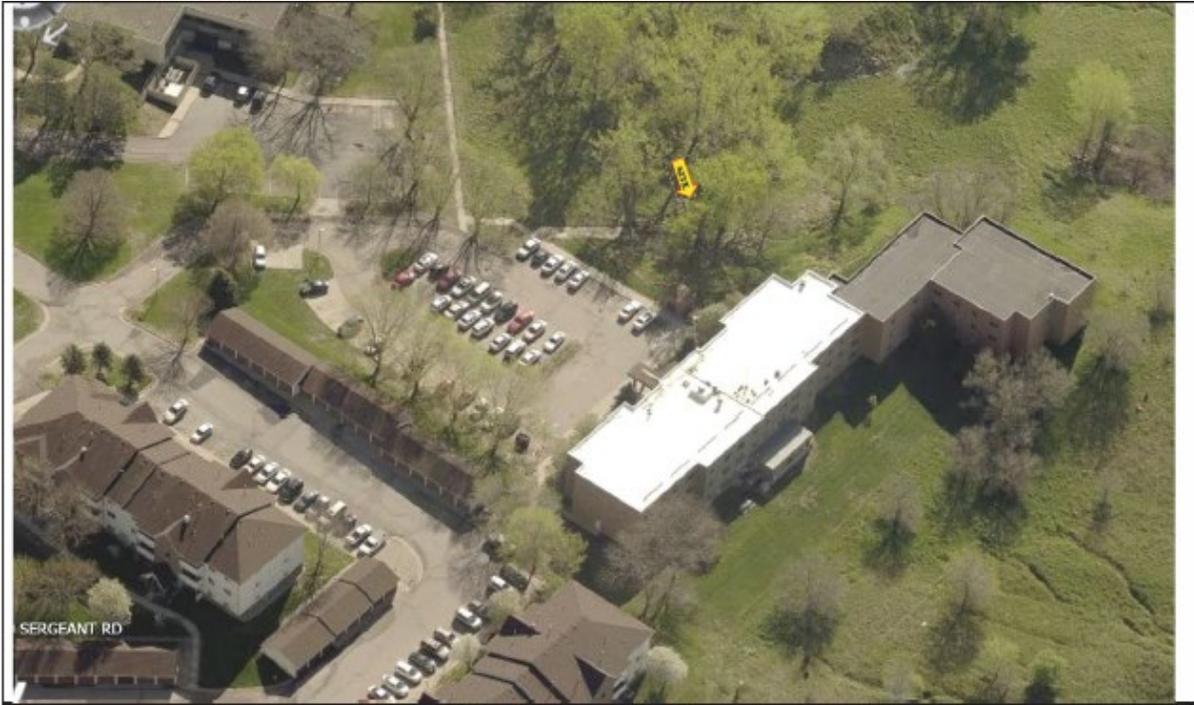
¹ This form is for use only in recording approved JDs involving dry land. It extracts the relevant elements of the longer approved JD form in use since 2007 for aquatic areas and adds no new fields.



2019 BIRD'S-EYE SITE AERIAL PHOTOS



Looking north at the Site.

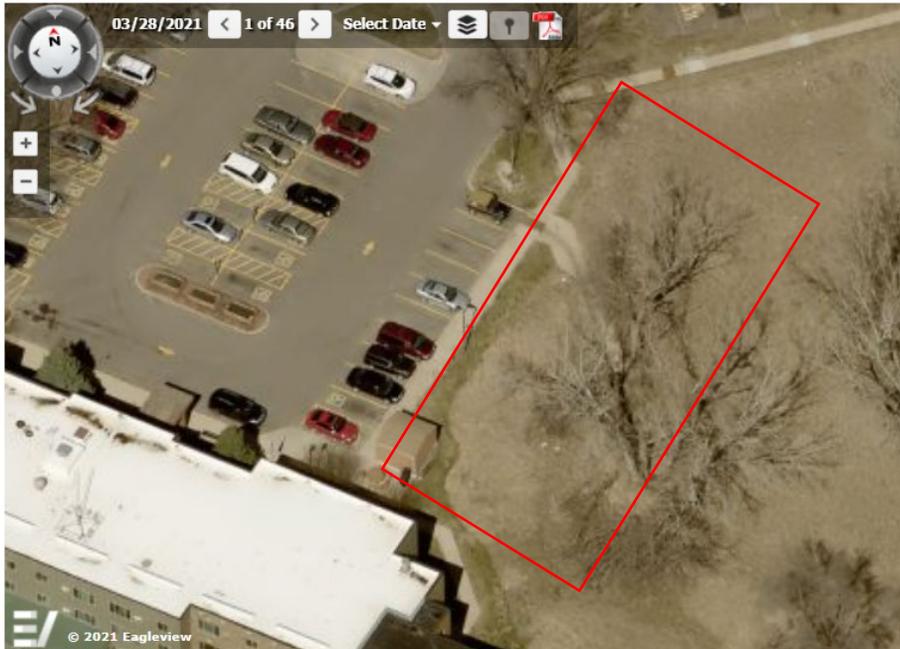


Looking east at the Site.



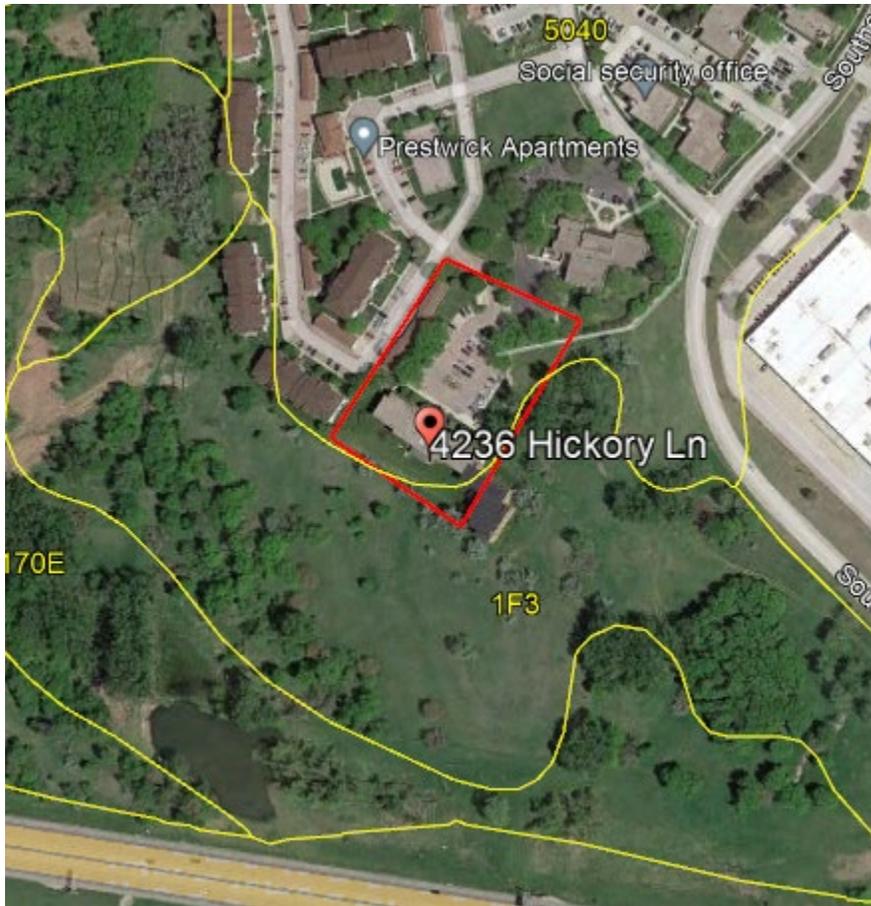
Mowed parklike setting with no saturation or inundation or indicators that this is a wetland.

Oblique Imagery Viewer



No signs of saturation or inundation visible on multiple years of aerial review, including this April 2021 image.





Map Unit Composition

Map units consist of 1 or more soil types, commonly referred to as "components".

Component Name	Geomorphic Position	Area Fraction	Component Type	Horizon Data
Soil Type 1 Udorthents, loamy		100%	Major Soil Type	None

Note: links to horizon data marked with an * are approximate.

Map Unit Data [what is a Map Unit?](#)

Cartographic information about this map unit.

Map Unit Name:	Udorthents, loamy
Map Unit Type:	Undifferentiated group
Map Unit Symbol:	5040
Map Unit Area:	2467 acres total in survey area
	Raw Map Unit Data
	Raw Component Data (All Components)

Map Unit Aggregated Data

Generalized soils information within this map unit.

FarmLand Class:	Not prime farmland
Available Water Storage (0-100cm):	cm
Max Flood Freq:	
Drainage Class (Dominant Condition):	
Drainage Class (Wettest Component):	
Hydric Conditions:	0
[Annual] Min. Water Table Depth:	n/a
[April-June] Min. Water Table Depth:	n/a
Min Bedrock Depth:	n/a
	Raw Aggregated Map Unit Data

Non-hydric soils



NWI – no indicators of this wetland is visible within the above aerial image review.



2017

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